

Marshall Saltzman, of the City of Detroit's Community and Economic Development Department, affirms that this document is a true copy of the Modified Development Plan for the University City Rehabilitation Project, #2, Mich. R-111, adopted by Ordinance 216-H effective December 8, 1977.

ATTEST: Michael W. Kaur
 Deputy City Clerk
 2-15-78

Marshall Saltzman
 Marshall Saltzman

Modified Development Plan

University City Rehabilitation Project No. 2

MICH. R-111

G496276

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 FOREST E. YOUNGBLOOD, Register of Deeds
 WAYNE COUNTY, MICHIGAN 48226

Community & Economic Development Department

May 1, 1973
 Modified March 15, 1977

RETURN TO: C.E.D.D.
 150 MICHIGAN
 17TH FLOOR
 DETROIT, MI 48226

R-213

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✓ R-224	Water and Fire Hydrant Improvements Plan

R-213-B (1) Boundaries of Urban Renewal Area

There is no change in the boundaries of the project area in the Modified Development Plan for University City No. 2.

R-213-B (2) Urban Renewal Plan Objectives

The objectives of the Plan are:

- a) Dilapidated and Substandard Structures: to remove all dilapidated and substandard primary and secondary buildings, structure and accessory items.
- b) Blighting Influences: to remove any remaining structures and uses which are considered to be blighting influences and to create adequate buffers against any environmental conditions which are potential blighting influences, such as the freeway and major traffic thoroughfares.
- c) Relocation: to house those residents of University City No. 2 who have a desire to remain in the neighborhood either in rehabilitated structures in the area or in the new housing that is proposed to be built. Housing development shall be phased so that the present residents have the opportunity to move into standard units in the area before their present housing is demolished.
- d) Redevelopment: to consider the University City No. 2 project area as a functioning part of the larger Cass-Trumbull Community. Improvements in the project area should contribute to the stability of the larger community by considering the needs of people in this larger area.
- e) Residential Environment: to redevelop the University City project area as a substantially residential neighborhood.
 1. A mixture of building types and dwelling units shall be provided to encourage a strong economic, social, racial and age mix. In addition, the plan seeks to increase the interaction and communication among residents in the whole community.
 2. A minimum of 20% of all new housing units shall be available to low and moderate income families to provide housing that present residents can afford.
 3. All possible existing residential structures shall be retained and rehabilitated in accordance with the Property Rehabilitation Standards adopted for this project. All properties shown to be retained in the Plan shall be rehabilitated, if economically feasible. If infeasible, the building shall be cleared and reused for residential purposes, unless otherwise indicated in the Plan.

R-213-F (2) Urban Renewal Objectives (continued)

- f) Neighborhood Center: to develop a physical center of activity which will function to increase community interaction by providing needed commercial, residential, social service and cultural facilities. This center shall be sufficient in scale to serve the University City project area and other nearby residential, social service and cultural facilities. This center shall be sufficient in scale to serve the University City project area and other nearby residential neighborhoods.
- g) Walkway System: to provide a walkway system which will lend cohesion and unity to the University City neighborhood and link the project area to adjoining neighborhoods, recreational spaces, public facilities and commercial services.
1. The walkway system shall consist of a primary east/west circulation route in the Hancock easement linking the neighborhoods at the east and west sides of the Lodge Expressway with the neighborhood and commercial centers; of a primary north/south circulation route located in the Brooklyn easement linking Matthaei Field with Poe-Edmonson School; and of a major north-south route along Second Avenue linking Wayne State University with neighborhoods and services to the south.
 2. Where the major pedestrian routes cross major thoroughfares (i.e., Lodge Service Drive, Third and Warren) well-marked crosswalks and pedestrian crossing lights shall be provided.
 3. The major segments of the walkway system will be developed to emphasize their primary character through the use of special landscaping and paving material, use of pedestrian furniture (benches, lighting, kiosks), and construction of special features (fountains, sculpture, activity areas, plazas).
 4. A secondary network of pedestrian walkways shall be provided to link parking, dwelling units, commercial and institutional services and the major walkway system.
- h) Circulation: to direct through traffic to major streets in the neighborhood to prevent the community from becoming congested with through traffic.
1. Third is increased in width to an 8-lane boulevard from Forest to Warren Avenue, and Forest is increased by a lane between Third Avenue and the Lodge Expressway to facilitate the movement of expressway ramp traffic to and from major thoroughfares.
 2. Upon completion of the boulevarding of Warren Avenue to Grand River, Forest shall be converted to a two-way street throughout the project. Forest shall be narrowed to three lanes between Trumbull and the Lodge Expressway to reflect the intention that the street be used primarily for local traffic.

R-213-B (2) 1)

Open Space: to provide easy pedestrian access to the large recreational spaces at Matthaei Field and at Poe-Edmonson School, and to provide several on-site high intensity activity spaces for very small children who cannot travel long distances for recreation.

- j) Public Facilities: to provide easy pedestrian and automobile access to the Neighborhood Center, the school, and all recreational spaces in and adjacent to the project;
- k) Existing Institutions and Businesses: to provide adequate parking and loading facilities for existing businesses to preserve and strengthen existing jobs and services in the neighborhood and to provide space for the integration of new institutional uses into the neighborhood.
- l) Utilities: to provide concealment of utility lines in the redeveloped portions of the project to provide modern, sub-surface facilities.
- m) Compatibility with Existing Structures: to assure that the portion of the project which is rebuilt sensitively reflects an appreciation for the architectural design of older structures in the neighborhood with respect to scale, color and use of building materials.

R-213-B (3)

Types of Proposed Renewal Actions

- a) Clearance: Pursuant to Civil Action 33871 heard in Federal District Court of the Eastern District of Michigan, Southern Division, as many of the existing residential structures in the area as possible will be retained, and therefore less clearance will occur in the Modified Plan than in the original plan.
- b) Rehabilitation: Rehabilitation is being proposed for as many structures as economically feasible in the project area. Rehabilitated structures shall conform in all respects to the Property Rehabilitation Standards set forth in R-213-D (2).
- c) Redevelopment: the major portion of redevelopment in the project will be a new residential community with a significant number of low to moderate income housing units and a full range of necessary residentially-related services. Vehicular traffic flows will be directed to major streets at the periphery of the project area to discourage the use of neighborhood streets for through circulation. Within redevelopment parcels, interior streets and alleys have been eliminated to provide the maximum utilization of land. Redevelopment shall also consist of the provision for existing businesses and institutions to expand their present parking, loading and physical plant.

R-213-B (3) Types of Proposed Renewal Actions (continued)

- d) Public Improvements: all streets provided throughout the project area will conform to current roadway geometric standards of the City of Detroit.
- e) ~~Utilities:~~ Utilities: all utility lines in the project area shall be rebuilt or replaced where necessary and provide sufficient capacity for the new development and to replace obsolete facilities. The plan also shall see the underground relocation of utilities in redevelopment parcels.

R-213-C LAND USE PLANR-213-C (1) Land Use and Development Plan

The Map R-213 C (1) "Modified Land Use and Development Plan", is included as part of this plan. This map shows

- a) Public streets, alleys and easement boundaries for sub-surface utilities.
- b) Proposed land uses.

R-213-C (2) a) Permitted Uses on Project Property for Disposition

Uses listed in the following table, and other uses determined by the City to be similar, are for land to be acquired by the project and redeveloped. Uses are permitted as designated on Map R-213-C (1), "Land Use and Development Plan".

Of the Permitted Uses, the Residential Uses are intended to include no less than 20% low to moderate income housing in order to meet Plan Objectives.

R-213-C (2) b). Additional Controls

Densities of development, parking requirements and other controls, as indicated in the following table and pages, must be met for each parcel of acquired real property that is offered for sale or lease or that is to be retained.

Density of development, or the Floor Area Ratio (F.A.R.) is defined as the ratio of gross floor area of all buildings on a parcel (except space used for parking and loading) to the total area of the given parcel excluding bounding public streets, but including the area of any proposed internal drive or cul-de-sacs. The density requirements are not applicable for parcels developed solely for parking.

1. Table R-213-C (2) b. follows:

Land Provisions and Building Requirements

1120838 PA:35

USE DESIGNATION

ACTIVITIES PERMITTED

DENSITY

PARKING REQUIREMENTS

1) Residential

Existing single and two family houses and multi-family dwellings designated for rehabilitation where feasible

2.00 spaces per d.u. for single family or 1.25 spaces/d.u. for multi-family structure

Low density: Rowhouses and patio houses

10-20 du.u./acre
1.50 maximum F.A.R.

1.25 spaces/d.u.

Medium density: Garden apartments

21-35 d.u./acre

1.25 spaces/d.u.
1 space/3 d.u.
1 space/seats in main worship

High density: High rise or medium-rise apartments
Religious institutions
Open space and parking (residentially related)

36-60 d.u./acre
2.00 maximum F.A.R.

2) Commercial

Retail stores and services

1.5 maximum F.A.R.

If less than 1600 sq. ft. of floor area, 2 spaces. Where greater than 1600 sq. ft., 2 spaces plus one space for each additional 200 sq. ft. of floor area over 1600 sq. ft.

Nearest point of off-street parking must be less than 10 ft from the facility being served

Restaurants

1.5 maximum F.A.R.

If less than 1000 sq. ft. of gross floor area, 3 spaces. Greater 3 spaces plus 1 space each 100 sq. ft. of additional gross floor area over 1000

Business, professional-or-public offices

1.5 maximum F.A.R.

1 space/ each 400 sq. ft. in floor area.

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USE DESIGNATION

ACTIVITIES PERMITTED

PARKING REQUIREMENTS (1.)

2) Commercial cont.

Medical dental clinics

1 space/200 sq. ft. gross floor area

Public libraries or museums

1 space/400 sq. ft. of gross floor area

Non-profit neighborhood centers

1 space/100 sq. ft. of gross floor area

Day care facilities

1 space for each 2 employees floor

Coffee shops, cleaning and pressing shops, laundry pick-up, barber or beauty shops and other similar local services

If less than 1600 sq. ft. of gross floor area, 2 spaces. If greater than 1600 sq. ft. but less than 20,000 sq. ft., 2 spaces plus 1 space for each additional 200 sq. ft. of gross floor area over 1,000

Printers/Lithographers

3) Special Use District: Predominantly residential use with secondary commercial and/or institutional facilities

Parking for each use shall be in accordance with requirements stated this table

4) Institutional

University and college instructional, research, recreational and service facilities

3 spaces/2 instructional rooms
1 space/2 employees

Student and staff housing

1.25 spaces/d.u.

1) Parking requirements may be reduced where the City shall determine that a combination of uses can be adequately served by a lesser number of parking spaces.

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R-213-C (2) b. continued

6. Restrictions on Specific Parcels

Parcel 3

The intent of the development of this parcel is to provide an integrated living environment for the proposed residential and land use mix. This parcel shall be developed so that the high rise residential units, the low rise residential units, and the commercial area shall be inter-related through the location of the structures, the walkways and recreation areas, the choice of materials, and through the location of the parking and service areas.

The parcel shall contain a community center and residential units. The residential area shall contain a range of approximately 400 to 600 units in townhouses, garden apartments, mid-rise and high-rise structures.

Parcel 3 shall contain the following land uses:

- a. The community center shall be located on the eastern portion of the parcel near the intersection shall consist of approximately 50,000 to 100,000 gross square feet of leasable, commercial space on about 4.30 acres. The major tenants shall consist of a supermarket and a drug store. Existing commercial establishments within the University City area shall have first priority in relocating into this commercial center. Appropriate community facilities such as a health outreach center, and a referral center shall also be located in the community center.
 - a.1) A pedestrian mall shall be built linking the pedestrian walkways located in the Hancock and Brooklyn easements. Commercial and community buildings shall be oriented to this mall and with the pedestrian walkways in Hancock and Brooklyn.
 - a.2) All parking and service areas will be located near major roadways (Warren, Forest and the Lodge) to separate auto and vehicular traffic from housing and pedestrian-oriented uses in the community and to allow most direct access to major thoroughfares.

All parking and service areas shall be adequately screened from view of all units in the project and from Warren. All light for the parking areas shall be directed so as not to produce glare in adjacent dwelling units.
 - a.3) A turn-off shall be constructed for the Warren Avenue entrances to allow quick transition from the through traffic on Warren to the parking areas of the Neighborhood Center.

R-213-C (2) b. continued

- a.4) A plaque shall be placed in the center to acknowledge the birthplace of Charles Lindberg at 1120 Forest.

b. Residential

- b.1) The arrangement of buildings on the site will provide for adequate light and air circulation and a maximum amount of privacy consistent with allowing interaction among residents.
- b.2) High and medium density residential structures shall be concentrated near Warren and Forest Avenue, adjacent to the Neighborhood Center for close proximity to public transportation and neighborhood facilities. Lower density housing shall be concentrated near Trumbull and in other areas of the parcels to maintain the scale of buildings being rehabilitated near the project area.
- b.3) As many structures as possible that are indicated to remain in the Modified Land Use and Development Plan shall be rehabilitated according to Property Rehabilitation Standards set forth in R-2130D (2).
- b.4) Two primary pedestrian walkways shall be constructed of a width not less than 10 feet; one within the Hancock easement linking the residential areas west of Trumbull through the site to the Neighborhood Center and Forest and Warren Avenue and the public walkway east of the Lodge; and one within the Brooklyn easement, linking the neighborhood to Matthaei Field on the north and the Jeffries Housing project and Pe-Edmonson School on the south.

These primary pedestrian walkways will be developed to emphasize their importance through the use of special landscaping and paving material, use of pedestrian furniture, and construction of special features such as fountains, sculpture and activity areas.

A secondary system of walkways shall connect service areas, parking areas, residences and the major pedestrian walkway. All walkways will be safe walking and wheeling surfaces with adequate illumination and with no dangerous or confusing discontinuities in level or direction.

- b.5) One play area shall be constructed and maintained by the developer within the parcel for every 100 bedrooms in family housing. Typical activities in such play areas are climbing, jumping, etc. These play areas shall be dispersed throughout the project area and shall be designed to reduce noise levels for abutting residential units.

R-213-C (2) b. continued

- b.6) Residential units shall be adequately shielded from headlight glare emanating from Warren, Trumbull and Forest, as well as from parking areas.
- b.7) Adequate buffers (earth berms, walls, dense planting) and set-backs, as approved by the City, shall be provided near through traffic ways to reduce traffic noise to the maximum feasible extent.

The following design requirements shall be used to establish desirable noise levels on the site:

Daytime Outdoor Noise Levels in dBA (not to be exceeded more than 10% of the time)		Nighttime Outdoor Noise Levels in dBA (not to be exceeded more than 10% of the time)	
<u>Open Windows</u>	<u>Closed Windows</u>	<u>Open Windows</u>	<u>Closed Windows</u>
55	65	50	60

A recognized private consultant shall be contracted by the developer to determine the adequacy of the developer's proposed plans in reducing noise levels in the project area.

- b.8) In order to encourage high-intensity development oriented to pedestrian use, every means available shall be exploited to construct enclosed, climate-controlled public pedestrian overpass at the Lodge Expressway linking the major east-west segments of the pedestrian walkway system.

Parcel 7

- a. Medium to high density uses shall be built on this site, but height of such buildings shall be restricted to 15 stories.
- b. Adequate buffers, set-backs and acoustical treatment of buildings shall be provided adjacent to the Lodge Expressway, Third and Forest to reduce traffic noise to the maximum feasible extent. Daytime indoor noise levels may not exceed 45 dBA more than 10% of the time and nighttime indoor noise levels may not exceed 40 dBA more than 10% of the time.

A recognized private consultant shall be contracted by the developer to determine the adequacy of the developer's proposed plans in reducing noise levels in the project area.

Parcel 16

The building located on this site shall be rehabilitated, if feasible, for a commercial or institutional use with appropriate parking. If the building shall be deemed infeasible for rehabilitation, it shall be cleared for institutional reuse.

Parcel 26

This parcel is set aside for intensive institutional development in conjunction with already existing institutional development within the block. For this reason, the parcel is specifically excluded from utilization as a surface parking lot, since such development does not reflect the highest and best use of the available property.

2. Parking and Loading

Parking requirements not specifically stated in Table R-213-C (2) shall be those set forth in the Zoning Ordinance of the City of Detroit. But upon determination that a combination of uses can be adequately served by a lesser number of parking spaces, the City of Detroit may reduce the amount or required parking.

All loading will take place off of the street right-of-way so as not to cause traffic congestion.

All parking and loading areas, drives and access will be surfaced with a pavement having an asphaltic or cement binder or similar material so as to provide a permanent durable and dustless surface.

All parking and loading areas shall have proper drainage for rain and snow.

All parking and loading areas shall be screened from the view of residential units and from street by earth berms, walls, dense planting, depression of parking surface below grade or a combination of the above.

The nearest portion of all parking areas shall be no more than 100 feet from the facility to be served.

Adequate lighting shall be provided in parking areas to help insure safety and discourage vandalism. This lighting shall not produce glare on adjacent residential units.

3. Signs

No signs shall be erected which do not pertain to activities conducted on the parcel upon which they are located. The size, location and general design of all signs permitted shall be in conformance with development objectives and subject to approval of the City of Detroit.

4. Outdoor Utility Equipment

Outdoor meters, air conditioning equipment, and antennas shall be incorporated in the design and be as unobtrusive as possible. Meters and transformer boxes on residential parcels may be located above ground provided that they are screened from public view. The location of these meters and transformers and the screening equipment used shall be subject to approval by the City of Detroit.

R-213-C (2) b. continued

5. General Appearance and Arrangement of Sites

Prior to start of site work on any parcel, a Landscape plan shall be submitted to the City of Detroit for review and approval. This Landscape Plan shall show proposed grading (between 1% and 10%) and design and landscape elements that are to be either retained or installed.

All land not utilized for buildings and paving shall be landscaped. All storage of material will take place within the buildings.

Wherever possible, existing mature trees shall be retained.

On all parcels a plan for management services, including waste disposal, maintenance of common open spaces, maintenance buildings etc., shall be submitted for review by the City.

6. Urban Design Criteria

A set of urban design criteria will be furnished to the developer for his guidance in interpreting the intent of the Restrictions and of the City's intentions in redeveloping the University City No. 2 area.

7. Review of Plans

All development plans shall be submitted to the University City "A" Citizens' District Council for their review and approval. Prior to applying for a building permit for any alteration, plans shall be submitted to the Community & Economic Development Department in sufficient detail to enable the Department to determine that the construction is in compliance with the development plan and these restrictions. If, after examination, the Department finds that the plans conform to the development plan and these restrictions, it shall formally approve the plan. Such plans shall in any event be deemed approved unless formal rejection in whole or in part setting forth in detail the reasons thereof shall be made within thirty days after submission of the plans to the Department.

In addition, all parcels zoned as PD, "Planned Development" are subject to the review procedures as specified in the Detroit Zoning Ordinance.

R-213-C (2) c. Initiation and Duration of the Land Use Provisions and Additional Requirements

The land use provisions and building and other requirements enumerated above (sections (C)(2) a and (C) (2)b shall become effective on the date of the adoption of the Development Plan by the City Council of the City of Detroit and shall remain in effect for a period of at least 25 years from their effective date.

R-213-C (2) d. Applicability of the Land Use Provisions and Additional Requirements to Real Property Not to be Acquired

The Design and Design and Development Objectives, the Land Use Provisions, and Additional Requirements (sections (C) (2) a, b, c) will be applicable to all real property to be acquired and to real property to be acquired in a clearance area if the owner thereof acquires project land.

R-213-C (2) e. Variances

Where, owing to special conditions, a literal enforcement of these restrictions would result in unnecessary hardship, involving practical difficulties, or would constitute an unreasonable limitation beyond the spirit and purpose of these restrictions, the Community and Economic Development Department shall have the power to authorize a reasonable and minor variation or modification of the terms of these restrictions that will not be contrary to the public interest and provided that the modifications be consented to by the lessee and/or purchaser so that the spirit and purpose of these restrictions shall be observed.

R-213-D (1)

Land Acquisition

Because of the replanning of the University City Project area as a predominantly residential neighborhood, the Acquisition Plan has been amended to acquire some uses which were conforming uses at the time of the prior plan, and to exempt from acquisition other uses which were deemed to be non-conforming under the Old Plan but which conform to land use and objectives in the New Plan. As a result of Civil Action 33871, certain parcels which conform to the objectives and land use provisions of the new Plan have been included in the acquisition plan but will only be acquired if the property owner wishes to sell his property. Otherwise, the parcel shall be exempted from acquisition. These parcels are indicated in the Acquisition Plan, R-213-D (1).

Additional acquisitions include Parcel 265, a Wayne State University owned parking lot that will be acquired to consolidate a residential parcel, and a building at 1334 Lysander which is owned by the Detroit Board of Education and was to be torn down and used as a staff parking lot.

R-213-D (2)

Rehabilitation

The technical basis for the Property Rehabilitation Standards set forth in this plan shall be the Building Code of the City of Detroit. In addition, objectives and guides for rehabilitation of all properties in the University City Rehabilitation Project No. 2 area which are devoted in whole or in part to residential uses are intended to indicate desirable modifications so as to most fully achieve the objectives of the program and to eliminate incipient violations of the Property Rehabilitation Standards. These objectives include:

- G-1. INCIPIENT DEFECTS of any portion of the building which will lead to need for repair or to violations of provisions of the Property Rehabilitation Standards should be corrected immediately to prevent future deterioration and to assure the soundness of the building and to protect investments in work done to conform with the Property Rehabilitation Standards.
- G-2. DURABILITY AND LIFE-SPAN of each building shall be extended by assuring that each building, its mechanical components, structural components, finish materials and other parts shall be of such quality, construction, and age as to remain secure, safe, and useful during the period of the buildings expected lifetime. A component with a normal useful lifetime less than that of the building should be replaced if the age of the existing component exceeds 75 per cent of the normal expected lifetime for the component. A fund or plan for replacement should be established for any components which may be expected to pass their useful life during the life span of the building.
- G-3. ACCESSORY BUILDINGS, including garage and/or tool equipment storage structures commonly associated with residential activities should be constructed or maintained only when necessary and practical considering the amount of usable open space on the lot.

R-213-D

- G-4. CLOSETS to serve as bedroom clothes closets should be built in accordance with City code.

Linen closet, coat closet, broom and tool closet and other general purpose storage space within the dwelling unit, exclusive of required kitchen or bedroom-associated closet or storage space, shall total a minimum of 100 cubic feet, whenever possible, and shall be convenient and practical design and location.

- G-5. SLEEPING AREA PRIVACY in all dwelling units except one-room or efficiency units, shall be provided by doors which block light and reduce sound transmission from adjoining rooms. Sleeping areas should not serve as the only means of access to another habitable room, hall, basement or exterior.
- G-6. ARTIFICIAL LIGHTING FIXTURES should be provided in the kitchen area specifically to illuminate counter work area, sink area, and surface cooking units, and in the bathroom area to give shadow-free illumination to users of the mirror and lavatory.
- G-7. VENTILATION of mechanical nature should be provided for bathrooms and a fan or fan and hood should be provided to exhaust or to recirculate and filter kitchen air. Air conditioning units or systems or ventilation fans may be provided or electrical circuits of sufficient capacity for resident-installed units may be installed for dwelling units or rooms which do not have cross ventilation, which open only on spaces less than 15 feet wide, or which are in a building where more than fifty per cent of the dwelling units or rooms are so situated.
- G-8. ENTRANCE DOORS TO EACH DWELLING UNIT should be of hardwood or of solid-core flush door or other construction that will assure security and should be equipped with a tumbler lock and with an interior security bolt, chain, or similar device and should be provided with a one-way "peep-hole" or a window in or adjacent to the door. Entrance doors to several units opening into a public entrance area or corridor should be consistent in design and clearly marked.
- G-9. NOISE CONTROL AND SOUND PROOFING should be maximized by eliminating interconnecting holes, cracks, cabinets, or doors between dwelling units, by encasing in a sound deadening wrapping or cover all pipes and ducts which pass through rooms of more than one dwelling unit or occupied area; by providing tight fitting and crack free windows and entrance doors that prevent normal speech transmission from a point one foot from one side of the door or window to a point one foot from the opposite side of the door or window; and by surfacing or insulating partitions between dwelling units with sound deadening material, by providing carpeting or similar material for floors between dwelling units, by rearranging or constructing closets, partitions, and voids, etc., between dwelling units.

- G-10. THERMAL INSULATION should be provided for the roof or for attic spaces and for exterior walls when installation and vapor collection problems can be solved.
- G-11. EXTERIOR WALL COVERINGS that ease maintenance such as metal sidings, brick and stone, etc. should be installed when practical.
- G-12. RE-ROOFING may not be done over more than 2 layers of roofing on a pitched roof, and if it is necessary to strip the roof of roofing all layers must be removed to expose the roof boards.
- G-13. WINDOWS, DOORS AND SKYLIGHTS should be repaired as follows:
- a. Repair if work can be done in place.
 - b. Replace if the entire component needs to be removed in order to restore it.
 - c. Refinish if only the surface needs work in order to restore to new condition.
- Window, door, or skylight units may be replaced with metal units or other units which ease maintenance or provide more light and ventilation or ease cleaning.
- STORM WINDOWS, double-glazed windows, and storm doors should be installed whenever feasible on all residential buildings. All exterior doors should be weather-stripped.
- G-14. INTERIOR WALL AND CEILING SURFACES may be finished with wood, fiber, acoustical, etc., paneling or other treatments which reduce maintenance or improve usefulness and appearance of the space or increase acoustical insulation.
- G-15. KITCHEN COUNTERS AND FLOORS should be surfaced with crack free, permanently installed, washable and durable material and walls should be protected by a back-splash panel along and above the counters, sink and similar areas and which also meets requirements for counter and floor surfacing material. All cabinets and equipment should be washable, sanitary easy to maintain and free of crevices, or voids that allow collection of dirt and moisture.
- G-16. BATHROOM WALLS around a bathtub or shower should be protected by a waterproof, permanently installed material extending to a point at least five feet above the floor. Cabinets, tubs, and enclosures, counters, and lavatories shall meet requirements for similar items of kitchen equipment as listed above.
- G-17. FIXTURES AND TRIMS that are part of the electrical, plumbing, or heating system or that are decorative should be cleaned, repaired, and refinished as necessary or should be replaced with fixtures and trims of contemporary design which are more convenient to use, more efficient and easier to maintain than present fixtures or trims.

G-17. Continued

Radiator covers that totally enclose a radiator and are free of sharp edges should be installed or should replace existing radiator shields or partial covers.

- G-18. FLOORS shall present a surface suitable for tile, carpeting, or similar finish material. Wood floors should be repaired, sanded, nailed, tightened, and revarnished as necessary to approximate a newly finished surface and should be braced when possible to prevent excessive flexing and noises from movements. Only normal finish-flooring boards or tiles may be exposed as a wood finish surface

- G-19. AUTOMATIC TEMPERATURE CONTROLS should be installed for heating systems servicing any dwelling unit.

Coal Fueled Heating Systems should be replaced with other heat sources or fuels that will reduce air pollution and reduce maintenance, but if coal is to be retained as a fuel for any buildings, a mechanical stoker should be provided.

HUMIDIFIERS should be installed on forced-air heating systems.

- G-20. VENTING OF PLUMBING which is to be extensively repaired or replaced should be made to conform with current venting practices whenever feasible.

PLUMBING ACCESS PANELS should be provided for bathroom and other plumbing connections located within walls or cases when existing connections must be exposed to perform any work required by the Property Rehabilitation Objectives or Standards.

- G-21. FUSABLE TYPE ELECTRICAL SERVICE EQUIPMENT shall be adapted to accept "type-S" safety fuses which shall be required for this form of equipment.

ELECTRIC RECEPTACLE OUTLETS should be provided as for new construction when all plaster in a room or area is to be removed or in other instances where excessive patching of wall surfaces will not be caused by such installation of outlets.

- G-22. TELEPHONE CONNECTIONS should be installed in every dwelling unit.

- G-23. EXISTING PLUMBING FIXTURES AND PIPING AND ELECTRICAL SERVICE EQUIPMENT, CONDUCTORS, SERVICE DROPS, AND DISTRIBUTION PANELS should be replaced with those of sizes and design used in current new work whenever replacement or extensive repair of existing equipment is required and such changes will not necessitate extensive replacement of sound equipment.

- G-24. PARKING AREA ENCLOSURES, including earth embankments, may be provided to assure protection of persons and property and to improve appearances.
- G-25. FRONT PROPERTY LINE WALLS, and exposed side-yard walls, in conformance with project design standards may be constructed to protect front and side yards from trespass.
- G-26. PROTECTIVE ENCLOSURES FOR REFUSE STORAGE CONTAINERS to be kept outside a building may be constructed to permit access only by residents of the property and by the collection service agency and to ease maintenance and to improve appearances.

R-213-D (2)a. Residential Property Rehabilitation Standards

All property in the University City Rehabilitation Project area shall comply with the standards set forth in all applicable statutes, codes and ordinances as amended from time to time, relating to the use, maintenance, facilities, and occupancy of existing property, including but not limited to, the building, plumbing, heating, electrical, housing and other codes as listed below:

Building Code, 121 F
Plumbing Code, 155 F
Electrical Code, 51 F
Air Pollution Control Code, 167 E
Heating Code, 87 G
Zoning Ordinance, 390 G
All Fire Protection Codes

In addition, any amendments to existing codes and ordinances and any new codes and ordinances shall apply.

These code standards are hereby incorporated by reference and made a part of these Property Rehabilitation Standards.

In addition, to compliance with local statutes, codes and ordinances, all properties in the University City Rehabilitation Project area, either devoted in whole or in part to residential uses, shall conform to the following standards:

1. SURFACING AND LANDSCAPING, including grass and shrubs, shall be provided as necessary to assure cleanliness, durability, drainage, attractiveness and usefulness of the site; shall include walks and steps as needed to connect building entrances with public and parking areas; and shall include hard-surfacing of any on-site parking areas which may be provided (both open and covered).
2. ALL UTILITY SERVICES shall be provided to each dwelling unit, shall be of adequate and safe capacities, and shall have adequate fixtures and facilities for proper utilization.
3. ROOM SIZES AND LAYOUTS shall conform with Building Code of the City of Detroit.
 - (a) KITCHENS OR KITCHENETTES in each dwelling unit shall be provided with space for a stove with at least two (2) burners of heating units, and with 30 square feet of shelving, 5 square feet of drawer area, 10 square feet of counter

R-213-D (2)a. Residential Property Rehabilitation Standards

water supply and that has an attached drainboard or that is set into a countertop (when more than one bedroom, kitchen shelving should be expanded by 10 square feet, drawer area by 5 square feet and counter area by 5 square feet for each additional bedroom).

- (b) BATHROOM FACILITIES in each dwelling unit shall include a water closet, lavatory, bathtub and/or shower, medicine chest or storage compartment, mirror, and towel and shower curtain bars. These facilities shall not be in rooms used as a passageway to other rooms, the exterior or any other spaces except storage areas, shall afford privacy to the user and shall be arranged for convenient use.

- (c) CLOTHES CLOSETS, either built-in or movable furniture furnished with the dwelling unit, shall be provided within each bedroom or shall be conveniently located nearby. The floor area occupied shall not be considered as part of the minimum required floor area of a sleeping room. Each clothes closet must contain a rod for hanging clothes, with a minimum four (4) foot distance from the rod to the bottom of the space.

4. SAFETY AND SECURITY OF PROPERTY AND PERSONS throughout a building shall be assured by provision of communication systems and entrance controls and locks, alarms, lighting, basement window security devices or screens, vision panels in or adjacent to doors at entrances and in halls and public areas, and such other means as may be necessary; and shall include automatic closing devices that may lock automatically on doors serving more than two dwelling units; automatic closing and locking devices that unlock from the exterior only with a key on doors serving more than four dwelling units; lighting of public spaces of multiple-unit buildings (more than 4 dwelling units) at all times at a minimum intensity of 10 foot-candles everywhere at floor level, evenly distributed to eliminate deep shadows, and on a house circuit controlled by authorized persons only; and dwelling unit entrance doors that are of sturdy construction and equipped with burglar-proof locks and plates and an interior security bolt, chain, or similar device.

5. ANY FLOOR BELOW GRADE shall be of concrete or similar surfacing material that is water-proof and durable and shall have adequate means for drainage; wood structural or finish floors that have less than 18 inch clearance between the structural members and the soil shall be given damp-proofing protection or shall be replaced or rebuilt so as to eliminate danger of decay.

6. WALL, ROOF, WINDOW, DOOR AND OTHER COMPONENTS ENCLOSING THE STRUCTURE shall be weather-tight and prevent entrance of moisture, winds, dirt and vermin and shall be cleaned or refinished as is necessary to present an attractive appearance.

AWNINGS over windows or porches and porches, steps, and appurtenances must be sufficiently strong and well braced to meet snow and wind design loads for Detroit or to withstand conditions to which they will likely be exposed.

6. AWNINGS (continued)

Asphalt or felt siding in roll, strip, sheet, or shingle form and roll or strip roofing (for pitched roofs) or tar and felt materials shall not be permitted as a new material for surfacing on any building although such existing material in good condition or requiring only minor repairs may be maintained.

7. HEATING FACILITIES shall be provided for all residential buildings and units but space heaters shall not be permitted as principal heat sources.
8. HOT WATER shall be provided to laundry areas of every dwelling unit or building.
9. ELECTRICAL RECEPTACLE OUTLETS shall be provided, conveniently spaced for use, to assure that every habitable room shall have a minimum of two double receptacles, and every "living room" shall have an additional two receptacles for a total of four in that area.
10. INTERIOR FINISHES, WALLS, MATERIALS, FIXTURES, hardware, cabinets, doors and trims shall provide surfaces without noticeable irregularities of voids with consistent design throughout each area, and with a clean and suitable base for painting or other appropriate decorative treatment and shall ease maintenance and assure durability. Paint encrusted switches, plates, radiators, window hardware, trim, etc., shall be cleaned or replaced. Painting and cleaning of all surfaces of all areas shall be provided as needed for maintenance and to assure attractive appearance.

R-213-D (2)b

NON RESIDENTIAL PROPERTY REHABILITATION STANDARDS

In addition to compliance with local statutes, codes and ordinances listed above under Residential Property Rehabilitation Standards, and any amendments to existing codes and ordinances and any new codes and ordinances which may apply, all properties devoted to non-residential uses shall conform to the following standards:

1. Surfacing and landscaping shall be provided as necessary to assure cleanliness, durability, drainage, and usefulness of yards, walks, and parking areas.
2. Illumination of exterior, entrance, parking and service areas and of public or common use space within every building shall be provided to assure safety and comfort at all times with minimum glare or annoyance for occupants and neighbors.
3. Parking, work and service areas or alleys are to be screened by landscaping, walls, or other means from adjacent residential properties or from the view of these properties. Drives, lights, visual barriers, appurtenances to structures, signs and buildings shall be designed to minimize annoyances to surrounding residential properties; to be harmonious in design and materials with surrounding residential environment; and shall be clean, in sound and maintainable condition and weathertight.
4. Adequate natural and artificial light and heating facilities shall be provided in all spaces and

A-213-D (2) b

particularly in those areas primarily used for clerical, study, residential, institutional or retain commercial purposes.

5. Wall, roof, window, door and other components enclosing the structure shall be weathertight and prevent entrance of moisture, winds, dirt and vermin.
6. Interior finishes, materials, hardware, cabinets, fixtures, doors and trims in those areas primarily used for clerical, study, residential, institutional or retain commercial purposes shall provide surfaces without noticeable irregularities or voids, with consistent design throughout each area, and with a clean and suitable base for painting, or other appropriate decorative treatment and shall ease maintenance and assure durability. Paint encrusted switches, plates, window hardware, trim, etc., shall be cleaned or replaced.
7. A concrete or similar surface that is waterproof and durable and has adequate means of drainage shall be provided for any floor below grade; and damp-proofing protection or replacement of wood structural floors having less than 18-inch clearance between structure and the soil shall be provided.
8. Utility capacities, equipment, distribution systems, and fixtures shall be adequate for current uses. They shall be designed and installed in a manner which allows flexibility and revisions as necessary for normal occupancy changes.

R-213-D (3) REDEVELOPER'S OBLIGATIONS

The land acquired by the City of Detroit will be disposed of subject to an agreement between the City and the Redeveloper. Land disposition and review of redevelopers' plans will consider that:

- a. Land disposition documents will incorporate provisions for achieving all elements of the Development Plan, including the Development and Design Objectives, through:

Fixed price offering the Development and Design Objectives as a criteria for selecting the redeveloper; or through negotiation where the Objectives are determining factors; or by other means which will assure the attainment of the Objectives in order to allow for experimentation and freedom of architectural expression, no pre-conceived method of construction or architectural treatment is established. The developer's proposal standards to be set forth in the disposition documents and will be evaluated in terms of urban design relationship to the total project and architectural treatment of the proposed development.

UNIVERSITY CITY

R-213-D (3) REDEVELOPERS' OBLIGATIONS (cont'd.)

b. Disposition documents shall spell out in detail the criteria to be met in order to achieve the development and design objectives.

c. Land disposition documents shall also include provisions for insuring initiation and completion of construction within a reasonable period of time after the effective date of contract as determined by the type of redevelopment to be undertaken.

d. Land disposition documents shall also include a Specific Declaration of Restriction to be recorded and binding upon a sale or lease for the purpose of implementing these provisions, requirements and development and design objectives which apply throughout the project.

e. The developers, their successors, or assigns, agree that there will be no discrimination against any person or group of persons on account of race, creed, color, sex or national origin the the lease, transfer, use occupancy, tenure or enjoyment of the premise therein conveyed. Nor will the developer himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with references to the selection, location, number, use or occupancy of tenants, lessees, sub-lessees or vendees in the premises therein conveyed. The above provisions will be perpetual and will run with the land disposed of within the urban renewal areas by the City of Detroit.

R-213-D (4) UNDERGROUND UTILITY LINES

Easements for sub-surface utilities shall be maintained at locations shown on the Modified Land Use and Development Plan. Additional easements for sub-surface utilities shall be provided by the developer as required for development of the property, subject to the approval of the utility companies and/or municipal departments affected. No structures may be erected or trees planted within these easements without permission of the Common Council of the City of Detroit. Garden walls or landscaping may be erected on these easements with the approval of the municipal departments affected.

In areas of the project to be cleared for residential redevelopment, all utility equipment, including facilities for transmission, or distribution of gas, electricity, steam, water or communications, except fire hydrants, lighting standards and electric transformers will be located underground or enclosed entirely within a building. Where low-rise dwelling units are developed, certain utility equipment such as transformer boxes may be located above ground provided that it be screened from public view - subject to approval of the City.

In all other areas of the project, new utility equipment and major alterations to existing equipment shall conform with requirements for similar equipment in similar locations within areas cleared for redevelopment.

R-213-E -- OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTSR-213-E (1) Relocation Plan

The Relocation Program for the University City Rehabilitation Project No. 2, Mich. R-111 (Sec. R-223) is attached hereto and hereby made a part of this Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

R-213-E (2) Estimated Cost of Improvements

The Estimated Costs of Public Improvements to be made within the project detailed on the attached Form R-6200, Project Cost Estimates and Financing Plan and Form R-6220, Project Expenditures Budget, are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

R-213-E (3) Estimated Extent of Improvements

The Estimated Extent of Improvements, Renewal Assistance Administration Code R-224 maps, are hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Act of 1945, as amended, and show the work to be performed by various City Departments with locations and extent of improvements shown for tentative and diagrammatic purposes only.

R-213-E (4) Right-of-Way Adjustment Plan

Map R-213 (E), entitled Right-of-Way adjustment Plan shows:

- a. Streets and alleys to be retained
- b. Streets and alleys to be dedicated
- c. Streets and alleys to be vacated
- d. Easements for sub-surface utilities

This is hereby made a part of the Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

R-213-E (5) Zoning Plan

The Zoning Plan, Map R-213 (E) 5, showing the zoning proposals for all parcels in the project area, is included as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344 of the Public Acts of 1945, as amended.

R-213-E (6) District Plan

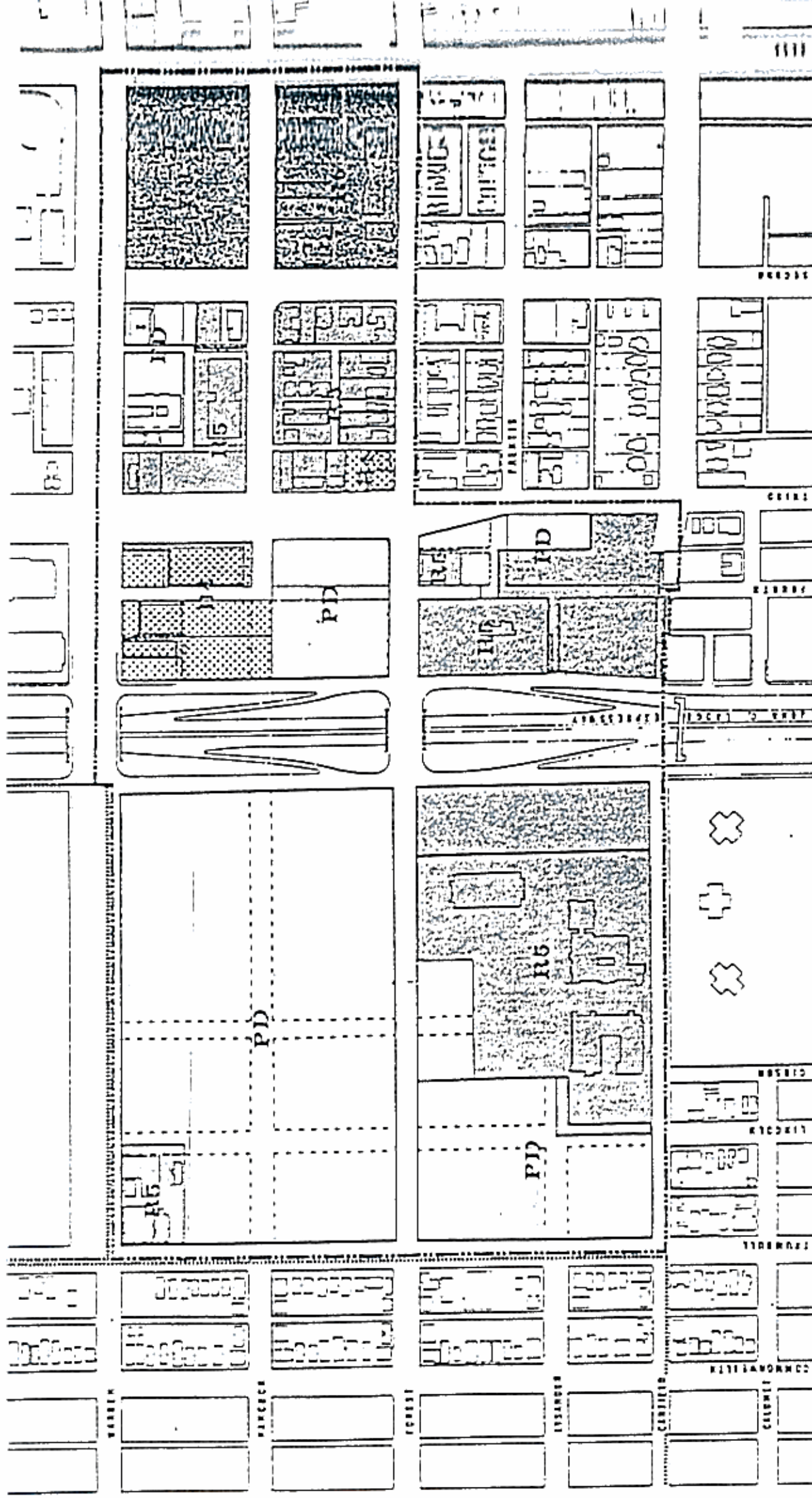
The District Plan, Map 214 (1) C, submitted in the original Loan and Grant Application, has been affected by recent amendments to the City of Detroit Master Plan through the Framework Plan adopted by Common Council in 1972. The District Plan has been modified to reflect this change and is hereby made a part of this Development Plan as required by Section 4 (c) of the Rehabilitation of Blighted Areas Act, Act 344, of the Public Acts of 1945, as

R-213-F

Procedure for Changes in the Approved Plan

If, previous to the lease, sale or exchange of any real property in the development area, the Common Council of the City of Detroit desires to modify the Development Plan, it shall hold a public hearing thereon, notice of such hearing to be given as provided in state law. If the modification be approved by the Common Council, it shall become part of the approved Development Plan.

The part of a development plan which directly applies to a parcel of real property in the area, may be modified by the Common Council at any time after the transfer or lease or sale of the parcel of real property in the area provided that the modification be consented to by the lessee or purchaser.



- LEGEND**
- PROJECT AREA
 - ADJACENT BLOCK
 - MEDIUM DENSITY RESIDENTIAL
 - PLANNED DEVELOPMENT
 - GENERAL PURPOSE DISTRICT
 - PICK DISTRICTS

PROPOSED ZONING

UNIVERSITY CITY REHABILITATION
PROJECT NO. 2
MICH. R-111
COMMUNITY DEVELOPMENT COMMISSION
DETROIT WAYNE COUNTY MICHIGAN

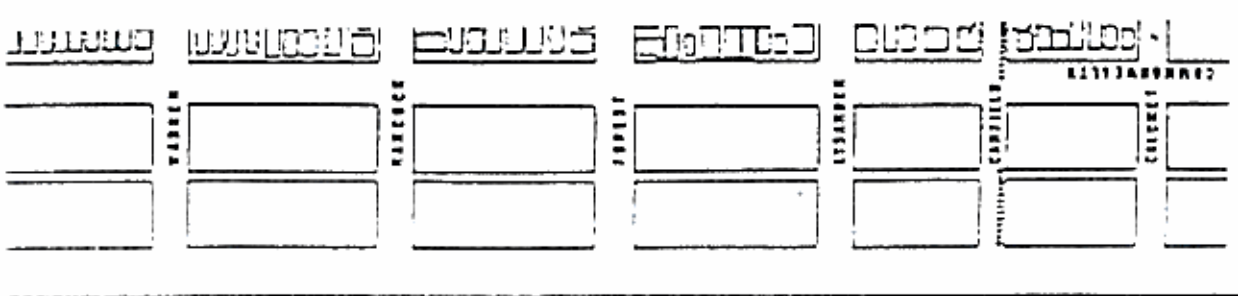
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BY: _____

FOR: _____

APPROVED: _____

DATE: _____



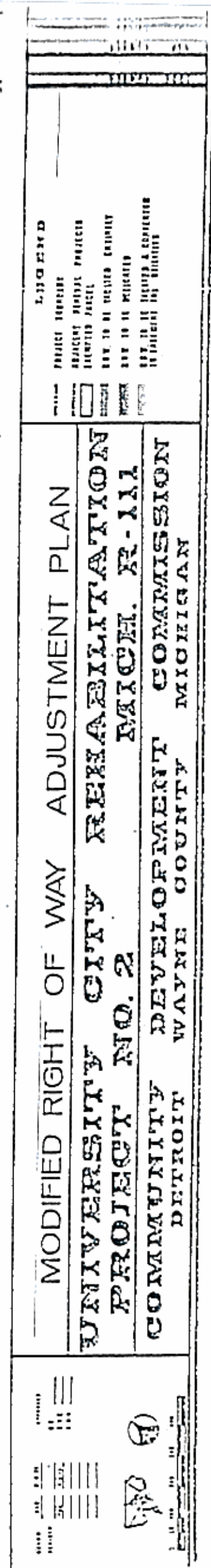
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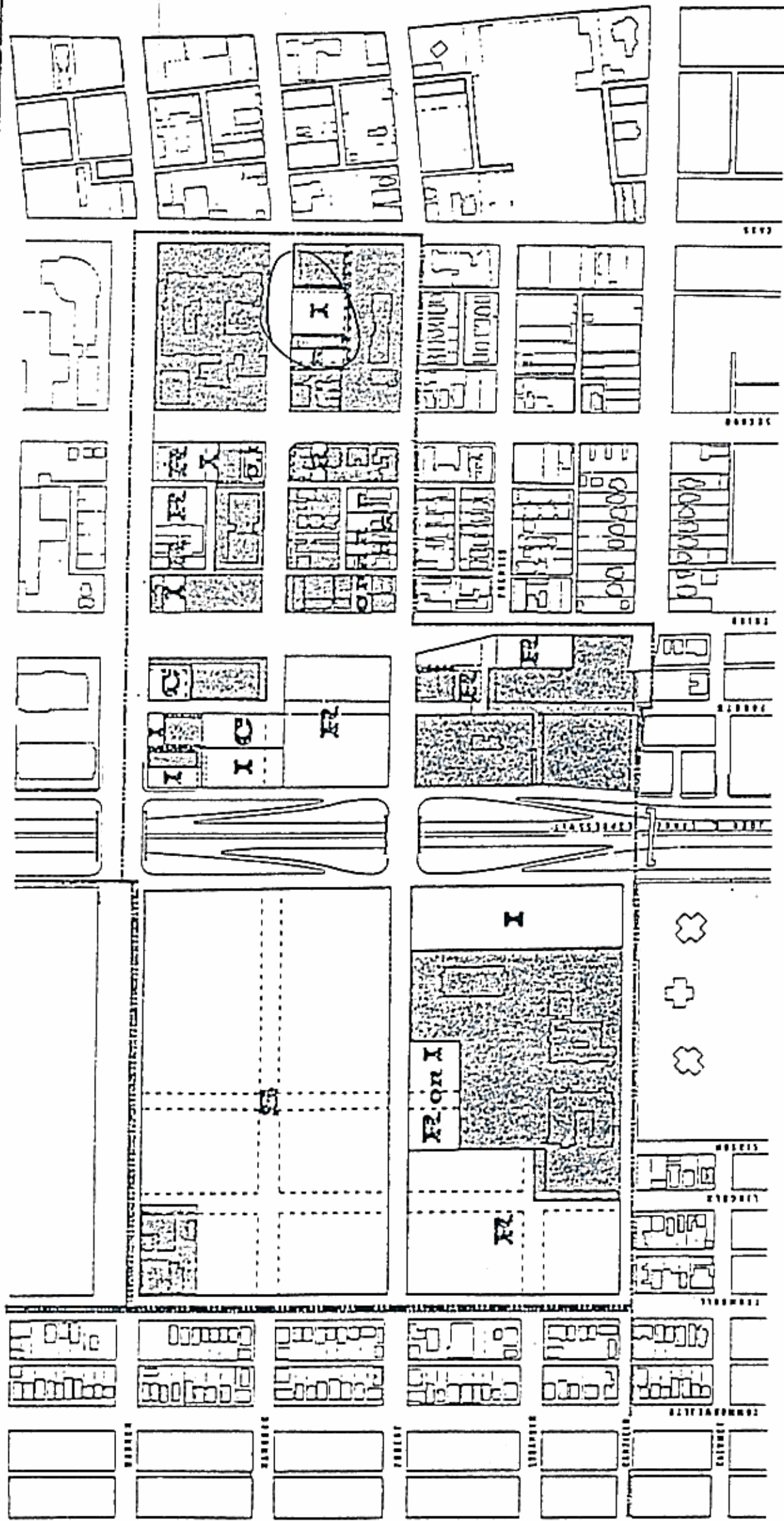
BY: _____

FOR: _____

APPROVED: _____

DATE: _____





MODIFIED LAND USE AND DEVELOPMENT PLAN

UNIVERSITY CITY REHABILITATION
 PROJECT NO. 2
 COMMUNITY DEVELOPMENT COMMISSION
 DETROIT WAYNE COUNTY MICHIGAN

LEGEND
 --- PROJECT BOUNDARY
 --- EXISTING STREET
 --- EXISTING PARKING
 --- EXISTING BUILDING
 --- EXISTING LOT
 --- EXISTING LOT

